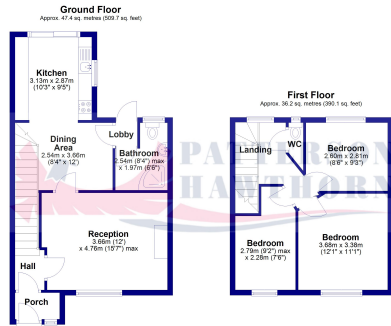


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

Hall Road, Aveley

£360,000

- THREE BEDROOM TERRACED HOUSE
- SINGLE REAR EXTENSION
- MODERN, CONTEMPORARY INTERIOR DESIGN
- TWO RECEPTIONS & 10' KITCHEN
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR WC
- SOLAR PANELS
- 50' REAR GARDEN
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EPC RATING D & COUNCIL TAX BAND C





GROUND FLOOR

Front Entrance

Via composite door opening into porch; double glazed windows to front, base-level storage cupboard housing gas meter, tiled flooring, second front entrance via hardwood door opening into:

Entrance Hall

Radiator, laminate flooring, stairs to first floor.

Reception Room

4.76m x 3.66m (15' 7" x 12' 0"). Double glazed windows to front, radiator, laminate flooring.

Dining Room

3.66m x 2.54m (12' 0" x 8' 4"). Radiator, woodgrain effect vinyl flooring.

Kitchen

3.13m x 2.87m (10' 3" x 9' 5"). Double glazed windows to side, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine & dishwasher, integrated double oven, space for microwave, space for freestanding fridge freezer, four ring induction hob, extractor hood, laminate splashbacks, tiled flooring, aluminium framed double glazed sliding door to rear opening to rear garden.



Rear Lobby

Aluminium framed door to rear opening to rear garden, vinyl flooring.

Ground Floor Shower Room

2.54m x 1.97m (8' 4" x 6' 6"). Spotlights to ceiling, obscure double glazed windows to rear, low level flush WC, hand wash basin, rainfall shower cubicle, hand towel radiator, tiled walls, vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to rear, laminate flooring.

Bedroom One

3.68m x 3.38m (12' 1" x 11' 1"). Double glazed windows to front, fitted wardrobes, radiator, laminate flooring,

Bedroom Two

2.81m x 2.6m (9' 3" x 8' 6") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.79m x 2.28m (9' 2" x 7' 6"). Double glazed windows to front, radiator, fitted carpet.

First Floor WC

Obscure double glazed window to rear, low-level flush WC, hand wash basin, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 50'. Immediate patio, remainder laid to lawn with paved pathway to centre, brick shed to rear.

Front Exterior

Paved giving off street parking, bush and flowerbed borders.

